

A-6147(a) & (b)
Special Permit Request

- a) Construct a new pair of cheekwalls measuring one foot, two inches (1'-2") in height alongside reconstructed steps in the Hesketh Street public right-of-way. The proposed walls would terminate twelve (12) inches from the public sidewalk; and
- b) Install a pair of handrails measuring four feet, six inches (4'-6") in length mounted to the proposed cheekwalls. Eighteen (18) inches of the railings will be installed on private property and thirty-six (36) inches of the railings will be installed in the Hesketh Street public right-of-way. The proposed handrails would terminate one foot, two inches (1'-2") from the public sidewalk.

Mr. & Mrs. Jeffrey Shuren
108 Hesketh Street

108 Hesketh Street



Figure 1: View of 108 Hesketh Street.



Figure 2: View of the steps at the sidewalk. The steps will be reconstructed. The special permit request (a) is to construct a cheek wall, terminating twelve (12) inches from the public sidewalk, on each side of the steps and (b) to mount a railing on each cheekwall (see drawings).

CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING
-AMENDED JUNE 1, 2012

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 11th day of June, 2012 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

APPEAL NUMBER A-6147(a)&(b)
MR. & MRS. JEFFREY SHUREN
108 HESKETH STREET
CHEVY CHASE, MARYLAND 20815

The applicants seek a special permit from the Board of Managers pursuant to Section 8-11 of the Chevy Chase Village Building Code to:

- a) Construct a new pair of cheekwalls measuring one foot, two inches (1'-2") in height alongside reconstructed steps in the Hesketh Street public right-of-way. The proposed walls would terminate twelve (12) inches from the public sidewalk; and
- b) Install a pair of handrails measuring four feet, six inches (4'-6") in length mounted to the proposed cheekwalls. Eighteen (18) inches of the railings will be installed on private property and thirty-six (36) inches of the railings will be installed in the Hesketh Street public right-of-way. The proposed handrails would terminate one foot, two inches (1'-2") from the public sidewalk.

The Chevy Chase Village Code § 8-31 (b) (4) states in pertinent part:

All walls shall be constructed at least three (3) feet from the public sidewalk....

and additionally,

The Chevy Chase Village Code § 8-31 (c) states:

Except as provided in Section 8-31(b), no structures, play equipment, fence, wall, tree, hedge or shrubbery, or any growth shall be permitted on public property devoted to private use without a special permit from the Board of Managers.

Additional information regarding this appeal may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was distributed to abutting and confronting property owners on the 1st day of June, 2012.

Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300

MAILING LIST FOR APPEAL A-6146 & A-6147

**MR. & MRS. JEFFREY SHUREN
108 HESKETH STREET
CHEVY CHASE, MD 20815**

Adjoining and confronting property owners	
Ms. Ann Hartman & Mr. David Lawrenz Or Current Resident 107 Hesketh Street Chevy Chase, MD 20815	Ms. Dorothy Snider & Mr. Robert C. Snider, Jr. Or Current Resident 105 Hesketh Street Chevy Chase, MD 20815
Mr. & Mrs. Richard E. Schwartz Or Current Resident 106 Hesketh Street Chevy Chase, MD 20815	Ms. Mary E. Burfisher & Mr. Bruce D. Jacobs Or Current Resident 110 Hesketh Street Chevy Chase, MD 20815
Ms. Constance B. Lohse & Mr. Robert G. Brewer, Jr. Or Current Resident 105 Grafton Street Chevy Chase, MD 20815	Mr. & Mrs. Steven Meltzer Or Current Resident 107 Grafton Street Chevy Chase, MD 20185
Mr. & Mrs. Mark B. Pape Or Current Resident 109 Grafton Street Chevy Chase, MD 20815	Chevy Chase Club Or Current Occupant 6100 Connecticut Avenue Chevy Chase, MD 20815

I hereby certify that a public notice was mailed to the aforementioned property owners on the 31st day of May, 2012.

**Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815**

MAILING LIST FOR APPEAL A-6146 & A-6147 (A) & (B)

**MR. & MRS. JEFFREY SHUREN
108 HESKETH STREET
CHEVY CHASE, MD 20815**

Adjoining and confronting property owners	
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I hereby certify that a public notice was distributed to the aforementioned property owners on the 1st day of June, 2012.



**Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815**



May 31, 2012

Mr. & Mrs. Jeffrey Shuren
112 Hesketh Street
Chevy Chase, MD 20815

Dear Mr. & Mrs. Shuren:

Please note that your requests to reconstruct the front steps at your property and to reconstruct the steps, adding one tread, and constructing a pair of cheekwalls terminating twelve (12) inches from the sidewalk in front of your property are scheduled before the Board of Managers on Monday, June 11, 2012 at 7:30 p.m.

Either you or another representative must be in attendance to present your cases. At that time, additional documents may be introduced and testimony can be provided in support of the requests.

For your convenience, enclosed please find copies of the Public Hearing Notices and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures



June 1, 2012

Mr. & Mrs. Jeffrey Shuren
112 Hesketh Street
Chevy Chase, MD 20815

Dear Mr. & Mrs. Shuren:

Enclosed is an amended notice regarding your project. The amendment reflects the inclusion of the proposed railings in the project. The amended notices were distributed by hand today, June 1, 2012. Your requests are still scheduled before the Board of Managers on Monday, June 11, 2012 at 7:30 p.m.

Either you or another representative must be in attendance to present your cases. At that time, additional documents may be introduced and testimony can be provided in support of the requests.

Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

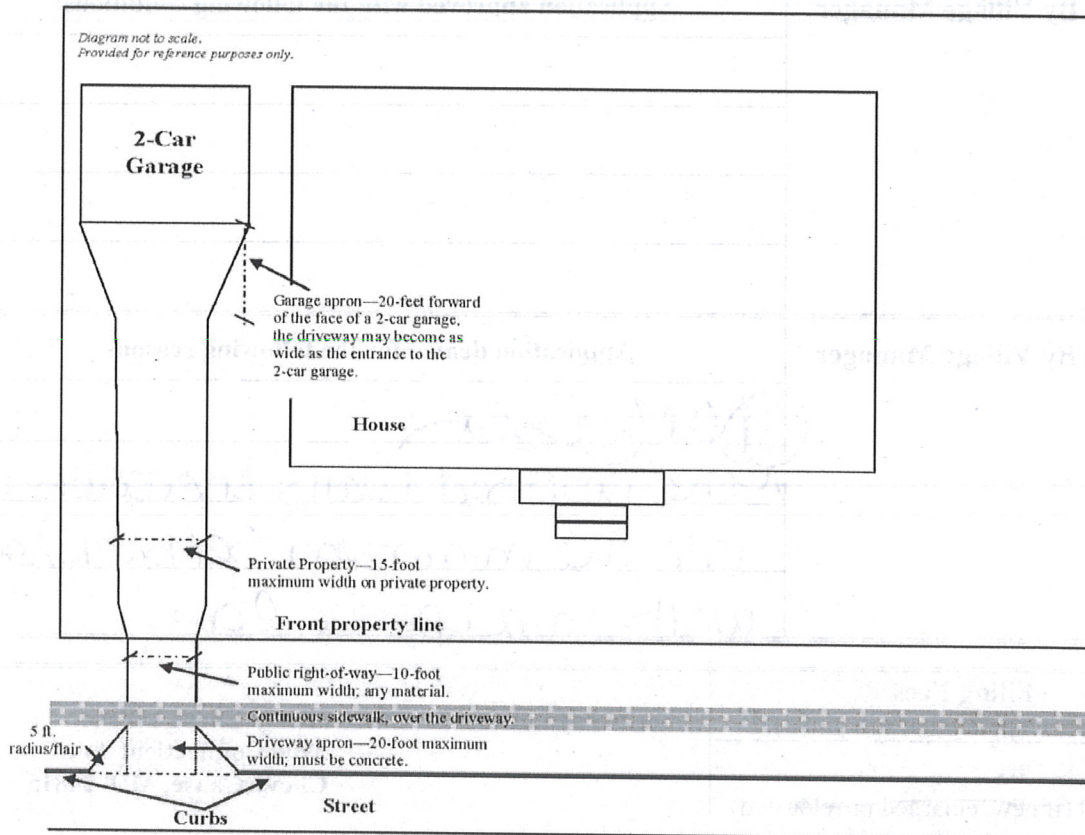
Enclosures

Chevy Chase Village
**Building Permit Application for
Driveways and Other Features at Grade**

Permit No:

Property Address: <u>108 Hesheth Street</u>	
Resident Name: <u>Allison and Jeff Shuren</u>	
Daytime telephone: <u>202-942-6525</u>	Cell phone: <u>202-731-0689</u>
After-hours telephone: <u>301.654.2558</u>	
E-mail: <u>allison.shuren@aporter.com</u>	
Primary Contact for Project: <input checked="" type="checkbox"/> Resident <input type="checkbox"/> Architect <input type="checkbox"/> Project Manager <input type="checkbox"/> Contractor* *MHIC/MD Contractor's License No. (required):	
Contractor Contact Information: Name: <u>A+W Landscaping / Patricia Miller or Alan Walcott</u> Daytime telephone: <u>301-670-9330</u> After-hours telephone: <u>Same</u> E-mail: <u>plmillercompany@mindspring.com</u> <u>Alan@awlandscapes.com</u>	
Check all that apply: <input type="checkbox"/> Driveway (If a new curb cut is required, note additional fee.) <input checked="" type="checkbox"/> Walkway <input type="checkbox"/> Patio, terrace, or deck at grade	
Check all appropriate boxes: Feature is: <input type="checkbox"/> new; <input checked="" type="checkbox"/> an enlargement of an existing feature; and/or <input type="checkbox"/> being relocated. <input type="checkbox"/> Feature is a replacement in-kind and in the same location.	
Description of project: <u>① Add Replace front walkway + steps. Add hand railing</u> <u>② enlarge width of front walkway by a few inches. ③ Add Irrigation</u> <u>system. ④ add landscape lighting.</u>	
To be completed by Village staff: Is this property within the historic district? Yes <u>No</u> Staff Initials: <u>ES</u> Date application filed with Village: <u>5/23/12</u> Date permit issued: _____ Expiration date: _____	

Example:



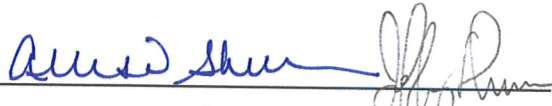
Building Permit Application Filing Requirements

Application will not be reviewed until the application is complete

- ☐ Copy of stamped approved plans from Montgomery County.
- ☐ This application form, signed by resident.
- ☐ Boundary Survey
- ☐ Site Plan (see: Village Site Plan Checklist to ensure completeness) showing exact location of existing and proposed features.
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application). Fee schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when permit is issued). Amount will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days. If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed. No signs advertising any service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature:  **Date:** 5/20/2012

For Use By Village Manager	Application approved with the following conditions:

DENIED MAY 30 2012 Chevy Chase Village Manager	Application denied for the following reasons:
	<i>Thank you</i>
	<i>The proposed walls encroach</i>
	<i>into the minimum setback for</i>
	<i>walls in a public ROW.</i>

Filing Fees (due when application submitted)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Filing Fee: <input checked="" type="checkbox"/> \$30.00 (if new, enlarged or relocated) <input type="checkbox"/> \$15.00 (if a replacement in-kind and in the same location) <input type="checkbox"/> \$50.00 for new curb cut. <i>\$50 R.O.W.</i>	
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input checked="" type="checkbox"/> Not required for this project	
TOTAL Fees: <i>\$50.00</i>	Date: <i>5/21/12</i> Staff Signature: <i>[Signature]</i>
Damage Deposit/Performance Bond <input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: Staff Signature:

For Village Staff use: Field file for inspections by Code Enforcement Officer has been created: <input type="checkbox"/> Yes (Date: _____)
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Chevy Chase Village

Application for a Special Permit

Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property: <u>108 Hesketh ST</u>	
Describe the Proposed Project: <u>Replace existing front walkway and steps. Add 2 steps leading from public sidewalk to front house walkway. Add handrail to stairs at sidewalk with cheek wall. Enlarge width of front walkway. Irrigation system and landscape lighting.</u>	
Applicant Name(s) (List all property owners): <u>Allison and Jeff Shuren</u>	
Daytime telephone: <u>202-942-6525</u>	Cell: <u>202-781-0689</u>
E-mail: <u>allison.shuren@aporter.com</u>	
Address (if different from property address):	
For Village staff use:	Date this form received: <u>5/23/12</u> Special Permit No: <u>A647</u>

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☒ Completed Chevy Chase Village Application for a Special Permit (this form)
- ☒ Completed Chevy Chase Village Building Permit Application
- ☒ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☒ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☒ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code. If there are no covenants, provide a letter from an attorney or the title insurance carrier stating that there are no covenants.
- ☒ Applicable special permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: Allison Shuren

Date: 5/20/2012

Applicant's Signature: Jeff Shuren

Date: 5/20/2012

Describe the basis for the special permit request (attach additional pages as needed):

Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

The project consists of replacing an existing walkway and steps, adding an irrigation system and landscape lighting. Each should add to the public safety and welfare as opposed to detract. The new stairs + railing ~~will~~ will make reaching our front door safer, the sprinklers will ensure our green space is watered & healthy and the lighting will be a security benefit. Remember: 'Lock it & Light it.'

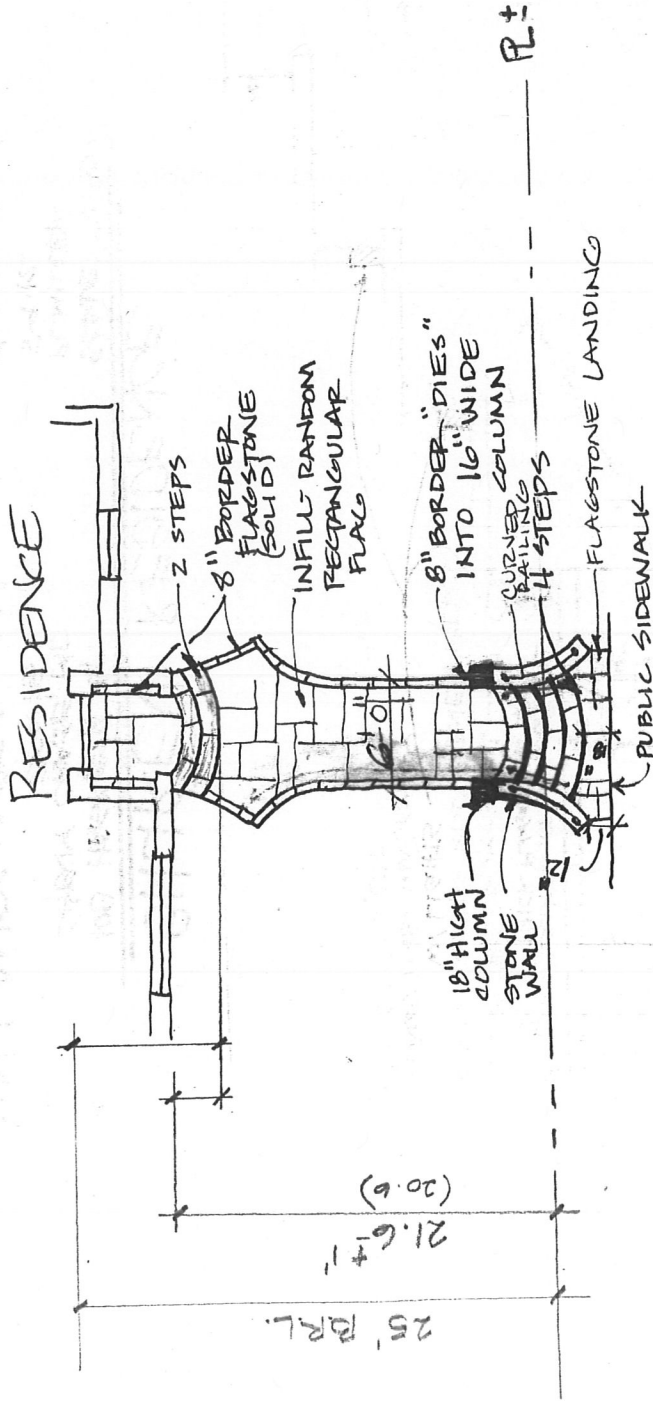
Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

The intent of Chap. 8 is to avoid interference with green space, air flow, lighting and the community's quiet enjoyment of their homes and property. Our project will not interfere with the goals.

In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input type="checkbox"/> \$300.00 for new construction. <input checked="" type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. Fee Paid: <u>\$150.00</u>	Date Paid: <u>5/23/12</u> Staff Signature: <u>Mendons</u>

#1



SHUREN RES - NEW WALKWAY

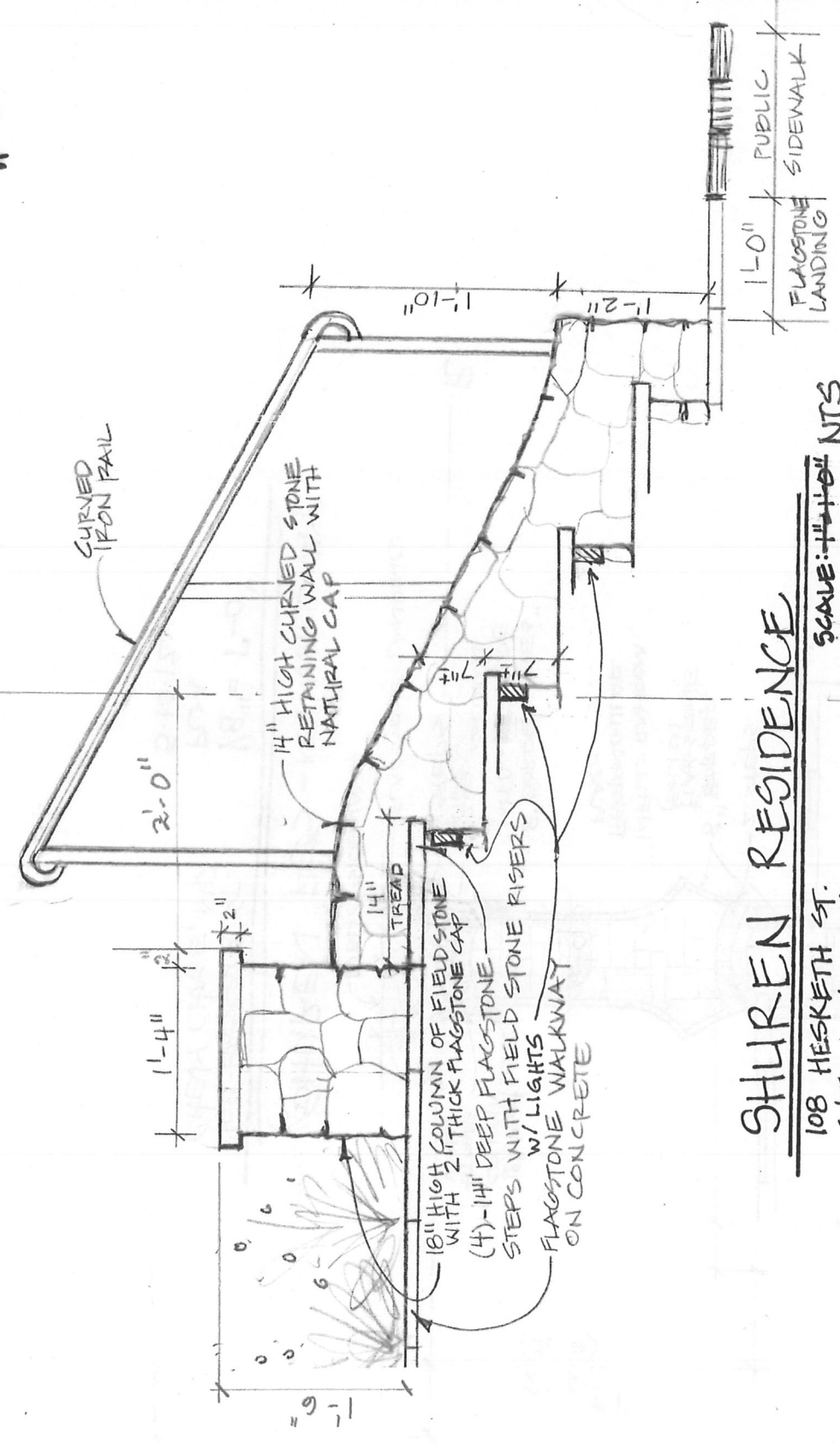
108 HESKETH ST.
CHENY CHASE, MD

48" = 1'-0" NTS
PLM
5.10.12

private prop

r.o.w.

#2



SHUREN RESIDENCE

108 HESKETH ST.
CHERRY CHASE, MD
20015

SCALE: 1/4" = 1'-0"
FL MILLER
5.9.12

AW LANDSCAPES, INC

ELEVATION - RETAINING WALL & STEPS
FRONT GARDEN